

DRAFT

TOWN OF THOMPSON
PLANNING BOARD
June 24, 2026

IN ATTENDANCE:	Kathleen Lara, Chairman	Steve Vegliante, Consulting Attorney
	Arthur Knapp	Matthew Sickler, Consulting Engineer
	Michael Hoyt	Laura Eppers, Secretary
	Christina Cellini	Jim Carnell, Building, Planning, & Zoning
	Kristin Boyd	
	Shoshana Mitchell, Alternate	

Chairman Lara brought the meeting to order at 7:00 pm with a pledge to the flag.

PUBLIC HEARING:

STRONGTOWN STORAGE – PROPANE TANKS

1234-1240 Old Route 17, Ferndale, NY

S/B/L: 1.-1-58.2

Glenn Smith, Project Engineer

Mike Taylor, Property Owner

Legal notice was read aloud.

Glenn Smith presented the 5.12.26 updated site plan to the public. He also advised that the tanks being proposed now were on the originally proposed site plan, at the time the public hearing was held for that plan, and removed prior to receiving final approval; as the property owner determined they were not needed. At this time, he now has a need for the tanks and therefore is requesting site plan modification to include them.

Link to the 5.12.26 updated site plan - <https://thompsonny.municollab.com/planning-board/projects/strongtown-storage-propane-tanks-sbl-1-1-582/site-plan-subdivision-application/application/proposed-site-plan#fileModal=true&projectDataId=eeb6fbf2-9320-4cd4-99a1-0a8b9ac9a228>

The Board had the following questions/comments:

- These tanks will be strongly regulated by a third party, right?

Glenn Smith confirmed that is correct and that the third party is NFPA (National Fire Protection Association)

- Appears that a generator is being proposed; why not just run electric?

Glenn Smith advised that there is no need for that.

- Are there any alarms associated with the tanks and if so, how will they work without electricity?

Glenn Smith advised that there are alarms, but they do not require electricity to work.

No further questions/comments from the Board at this time.

Per Matt Sickler, his review comments have been addressed and the 239 comments received are not too substantial.

The meeting was opened up to the public for comment. No public in attendance for this meeting and no written comment received.

A motion to close the public hearing was made by Christina Cellini and second by Arthur Knapp.
All in favor, 0 opposed

ACTION ITEM:

PORPORA & PFEISTER – LOT LINE CHANAGE

Katrina Falls Road, Rock Hill, NY

S/B/L: 51.-2-29 & 30

Loraine Pfister, Property Owner of 51.-2-30

This project is before the Board to request a lot line change.

Loraine Pfister explained that her and her neighbor are seeking a lot line change to simply clean up the property line so it is not on such an angle. It will be an even exchange and there will be no gain to either property.

The Board advised that they will need to file the new meets and bonds with the County.

No further comment from the Board or their consultants.

A motion to approve the lot line change was made by Michael Hoyt and second by Arthur Knapp.
All in favor, 0 opposed.

FRANK BARCIA

226 Big Woods Road, Harris, NY

S/B/L: 1.-1-61.8

Frank Barca, Property Owner

This project is in front of the Board tonight to request approve for a 2-family dwelling.

Frank Barca explained that he is seeking to convert his single-family into a 2-family.

Jim Carnell added that when the building department went out to the property for an inspection, some issues came to light; one of them being a second dwelling was added. The owner has addressed the other issues and this is the last piece to bring everything into compliance.

Per Matt Sickler, he submitted some comments with a few minor items to be addressed, such as adding a bulk table and bedroom counts to the site plan. Would have no issues with a conditional approval subject to his final approval.

No questions/comments from the Board.

A motion to approve the 2-family dwelling, subject to the town engineer's final review/approval of the site plan, was made by Kristin Boyd and second by Chrisina Cellini.
All in favor, 0 opposed

DISCUSSION/POTENTIAL ACTION ITEMS
(as determined by the board):

BROOKVIEW PARTNERS

447 Old Route 17, Monticello, NY

S/B/L: 7.-1-41

Ben Halberstam, Project Representative

This project is in front of the Board tonight for an update and continued review.

Ben Halberstam explained that since they were last before the Board they have submitted an updated site plan; addressing the town engineer's latest comments and landscaping requests. They also submitted to the DOH and are awaiting a response from them.

Per Matt Sickler, there are still a few outstanding SWPP and DPW comments.

Project to address the remaining comments.

RADONCIC – 2-LOT SUBDIVISION

Pleasant Street Extension, Monticello, NY

S/B/L: 14.-4-3

Tim Gottlieb, Project Representative

The project is in front of the Board tonight for continued review.

Tim Gottlieb explained that this project went to the ZBA earlier this month to request some variances for the property next door, also owned by Mr. Radoncic, and those variances were granted. Subsequent to that approval, a building permit application has been submitted to clear up the existing violations on that property.

The Board had the following questions/comments:

- How will lot #2 be accessed?

Tim Gottlieb advised it will be accessed via an easement.

- Our attorney will need to review the easement and language added to the deed prior to it being filed.

No further questions/comments from the Board.

Matt Sickler asked if the dwelling on lot #1 is a 2-family. Tim Gottlieb confirmed that it is. Matt Sickler advised that information will need to be added to the site plan.

A motion to approve the minor, 2-lot subdivision, subject to the town engineer's final review/approval of the site plan and the town attorney's review/approval of the access easement, was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

NORMAN GOLD – 25 SAW MILL LLC

68 Rock Hill Drive, Rock Hill, NY

S/B/L: 32.-2-38.1

Glenn Smith, Project Engineer

Alberto Lalane Jones, Property Tenant/Business Operator

This project is in front of the Board tonight for an update and continued review.

Glenn Smith explained since the last time they were before the Board; they had another work session and site visit. The site plan was also updated to include a note stating the project will need to come back to this Board for approval if they need to expand the vessel/related equipment area in the future; note #12.

The Board had the following questions/comments:

- The site is not perfect, but it has been significantly clean up and organized.
- Feels the project has made enough progress cleaning up the site to install the fence. Fence should be professionally installed, should span the entire front of the property, and a chain link fence with green slots is okay.
- An inventory system is well needed and will be very helpful.

Glenn Smith asked if the Board wanted the vessels not being stored also listed. The Board confirmed they did and Steve Vegliante suggested possibly filing the inventory report with the Town on a yearly basis.

No further questions or comments for the applicant.

The Board discussed that there are still a few outstanding items to be addressed, but would be comfortable possibly issuing conditional approval at this time.

Per Jim Carnell, this project is still in court and establishing a timeline in which the outstanding items are to be addressed might be helpful; to which the Board agreed.

The below timeline was agreed upon:

- Fence to be installed by September 1, 2026.
- The camper to be removed and storage container, sided to resemble a shed, installed by September 1, 2026.
- Dumpster to be moved and enclosed by September 1, 2026.
- Inventory to be provided by November 1, 2026.

The Board advised that if applicant requires more time, then outlined above, they can come back to request an extension.

Per Steve Vegliante, if the Board issues any approval, any and all conditions that apply should be submitted to the court to be made part of their record as well.

Alberto Lalane Jones mentioned that he intends on sending some of the vessels to the Dominican Republic, so they shouldn't be part of the inventory, and was wondering what he can do with them in the meantime. The Board advised that would change the use and suggested sticking to the plan that has been discussed. Once everything has been completed and the property is running more smoothly, the project can come back with any modifications needed.

A motion to approve the site plan, subject to the timeline for outstanding items being met/completed, was made by Arthur Knapp and second by Michael Hoyt.

All in favor, 0 opposed

HOLIDAY MOUNTAIN MODIFICATION – STORAGE BUILDING

99 Holiday Mountain Road, Monticello, NY

S/B/L: 32.-2-59

Glenn Smith, Project Engineer

Michael Taylor, Property Owner

This project is in front of the Board tonight to request site plan modification.

Glenn Smith explained that this project is looking to construct a 50'x90' pole barn for storage purposes. There will be no bathrooms or running water to the building, so no need for any water or sewer.

The Board had the following questions/comments:

- What is being stored?

Glenn Smith advised it will be used to store both ski hill and summer camp equipment, such as jet skis and portable snow guns.

- Concerned about possible leaks from the machines being stored. If a leak does happen, it needs to be addressed properly.

No further questions/comments from the Board.

Matt Sickler questioned if the elevations are okay. Glenn Smith advised that they are.

Steve Vegliante questioned if this modification would prompt a SWPP, being it was a discussion with the last modification. Glenn Smith advised it would not as there will be very limited disturbance; the location it is going is already cleared.

Steve Vegliante advised that he would classify this as a Type 2 action under SEQR and therefore does not require a Neg Dec.

A motion to approve the modification to the previously approved site plan was made by Michael Hoyt and second by Christina Cellini.

All in favor, 0 opposed

KUPFERMAN HOLDING

State Route 17B, Monticello, NY

S/B/L: 11.-1-24.3

Tim Gottlieb, Project Representative

Fred Ramsey, Property Owner

This project is in front of the Board tonight for conceptual site plan and minor subdivision review.

Tim Gottlieb explained that the property owners are looking to subdivide this property into 2 lots; 1 for residential use and one for commercial use.

The Board had the following questions/comments:

- Project will eventually need a 239 review and a public hearing.
- The new proposed entrance will need DOT review/approval.

Tim Gottlieb advised that he already had an informal conversation with them and it seems like the new entrance will not be an issue.

- What will the residential and commercial use be?

Tim Gottlieb advised that the residential will be a single-family dwelling and the commercial will be a repair shop.

- When will the house be built?

Tim Gottlieb advised that it will be built in a couple of years or so. They want to build the repair shop first and get that up and running.

- Project would benefit from a work session.

No further questions or comments from the Board at this time.

Per Matt Sickler, a repair shop in the HC-2 zone requires a special use permit. Also, he submitted some review comments for the applicant to take a look at.

After some discussion it was determined that it is okay for the site plan and minor subdivision to be reviewed under the same application. Also, the minor subdivision can be approved prior to/separately from the site plan, so that the applicant may proceed with financing for the commercial component, without causing a segmentation issue. No concerns with water or sewer on either proposed lot.

A motion to approve the 2-lot, minor subdivision portion of the application was made by Kristin Boyd and second by Christina Cellini.

All in favor, 0 opposed

Project should still have a work session to review the site plan component of the application.

[42 KITZ RD MODIFICATION - SIGN](#)

42 Kitz Road, Monticello, NY

S/B/L: 17.-1-47.3

Glenn Smith, Project Engineer

This project is in front of the Board tonight to request a minor site plan modification.

Glenn Smith explained that this project is looking to replace their existing free-standing sign with a digital sign. The new sign will be in the same location as the existing sign.

The Board had the following questions/comments:

- Was the sign on the site plan that received approved?

Glenn Smith advised that he is not sure. Jim Carnell added that he is pretty sure it was approved with the site plan for the pizzeria.

- Pointed out that the name of the road is spelled wrong on the example provided.
- Even though the sign is on the property, and not in the DOT right-of-way, DOT should still take a look to make sure they are okay with it and that it does not obstruct any view.

No further questions/comments from the Board.

Per Steve Vegliante this is a Type 2 action under SEQR and even though it is on a state road, it does not require a 239 review.

A motion to approved the minor modification, subject to DOT's review, was made by Michael Hoyt and second by Arthur Knapp.

All in favor, 0 opposed

A motion to close the meeting at 7:50 p.m. was made by Michael Hoyt and second by Christina Cellini.
All in favor, 0 opposed

Respectfully submitted,

Laura Eppers, Secretary

Town of Thompson Planning Board

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